

6. Resolution approving a Construction Agreement and accepting Public Utilities Easement for North Beltline Development



Item Number: 6



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: March 25, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering

SUBJECT: **Resolution approving a Construction Agreement and accepting Public Utilities Easement for North Beltline Development**

The attached resolution provides for the approval of a Construction Agreement with Grand Rapids Charter Township (Township) and North Beltline Development Company, LLC (Developer), and the acceptance of a Public Utilities Easement to facilitate the construction of public sanitary sewer and water main in connection with the above-captioned project. The project is privately funded and involves future commercial development in the Township. The development includes the addition of two buildings, each requiring a domestic and fire service and sanitary sewer service connections.

The public sanitary sewer and water main will be maintained by the City of Grand Rapids (City) in accordance with the current customer community service agreement. The Public Utilities Easement gives the City rights to maintain said public utilities.

Recommended herein is a Construction Agreement that provides for the construction to be performed in accordance with Grand Rapids' Standard Construction Specifications 2021 and any revisions thereto, including bond and insurance requirements. Field inspection will be done by Moore & Bruggink, Inc. on behalf of the Township. The public sanitary sewer and water main will be constructed by a contractor prequalified to do such work under contract by the Developer. The City will be reimbursed the cost of services (plan review, project management, administration, etc.) associated with the project in accordance with the Construction Agreement.

This project is located north of Knapp Street and east of East Beltline Avenue in the Utility Service District of the Township and has been previously approved in concept by staff.

cc: Molly Clarin

Wayne Jernberg
Brian Bradley
James Ouzts

#24068

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following approving a Construction Agreement between the City of Grand Rapids, Grand Rapids Charter Township, and North Beltline Development Company, LLC, and acceptance of a Public Utilities Easement to facilitate public sanitary sewer and water main construction in connection with Sanitary Sewer and Water Main in East Beltline Avenue and Public Easement (NE) (North Beltline Development).

WHEREAS, it is necessary to approve a Construction Agreement, and accept a Public Utilities Easement for the construction of public sanitary sewer and water main facilities in connection with Sanitary Sewer and Water Main in East Beltline Avenue and Public Easement (NE) (North Beltline Development); therefore

RESOLVED:

1. That the aforesaid Construction Agreement between the City of Grand Rapids, Grand Rapids Charter Township and North Beltline Development Company, LLC (Developer) be approved and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute said Agreement on behalf of the City; and
2. That the City accept a Public Utilities Easement for the construction and maintenance of public utilities from the following property owner, with description of the aforesaid Easement and for the nominal considerations as noted, which were paid by the developer.

North Beltline Development Company, LLC \$1.00
38500 Woodward Avenue, Suite 200
Bloomfield Hills, Michigan 48304

2300 East Beltline Avenue NE, Parcel No. 41-14-11-301-063
2284 East Beltline Avenue NE, Parcel No. 41-14-11-301-064

Total of Easement Area: 31,228 +/- Square Feet

3. That the City Clerk is hereby authorized and directed to record the aforesaid Easement with the Kent County Register of Deeds.

CORRECT IN FORM

CITY ATTORNEY



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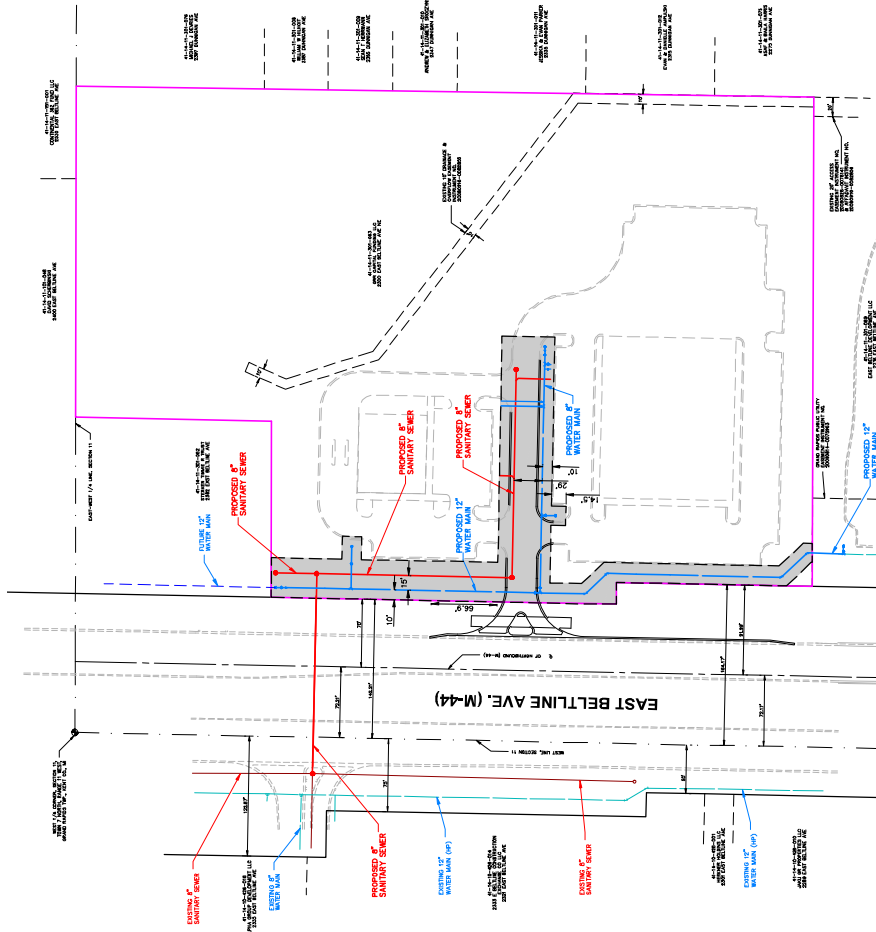
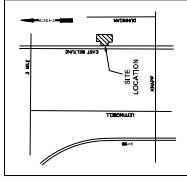
Total of Easement Area: 31,228 +/- Square Feet

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CORRECT IN FORM

CITY ATTORNEY

PRELIMINARY UTILITY PLAN FOR NORTH BELTLINE DEVELOPMENT GRAND RAPIDS TOWNSHIP, KENT COUNTY, MICHIGAN



GENERAL NOTES:

1. MINIMUM LINE VALVE SPACING SHALL BE DETERMINED DURING THE FINAL CHECK PRINT PROCESS.
2. MAXIMUM FIRE HYDRANT SPACING SHALL BE 300'.
3. WATER MAINS TO BE ZINC COATED.
4. STORM SEWER SHALL BE DESIGNED AROUND WATER MAIN AT STANDARD DEPTH, NOWAYS OR DEFLECTIONS ARE ALLOWED AT ANY DEVELOPMENTS.
5. MAXIMUM SANITARY SEWER MANHOLE SPACING SHALL BE 400' PER 10 STATE STANDARD.
6. PRIVATE UTILITIES (GAS, ETC.) SHALL BE MAINTAINED OUTSIDE OF THE PUBLIC UTILITY EASEMENTS EXCEPT FOR CROSSINGS.

- PROPOSED PUBLIC EASEMENT
- FUTURE WATER MAIN
 - PROPOSED WATER MAIN
 - FUTURE SANITARY
 - PROPOSED SANITARY
 - EXISTING WATER MAIN
 - EXISTING SANITARY

UNDERMINAL EQUIVANCY (SULS) AND S LIMITED FLOW:
BANK:
25,000 SFT RETAIL = 7.2 REL
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EXPECTED SANITARY FLOW AT 100 GPD/REL = 2,500 GPD
EXPECTED WATER MAIN FLOW AND PRESSURES BASED ON
MODE AND WITH THE FLOW INFORMATION PROVIDED:
3,000 GPD @ 33.2 PSI
2,500 GPD @ 31.1 PSI

DEVELOPER:
KENT COUNTY
193 MAIN ST. 2ND FLOOR, SUITE 1
PLYMOUTH, MICHIGAN 48170
DEVELOPMENT TYPE: COMMERCIAL
PLAN DATE: DECEMBER 4, 2024

Moore + Bruggink
Consulting Engineers
3000 West Ave. SE
Grand Rapids, MI 49508
616.455.8800

PROPOSED PUBLIC EASEMENT

FUTURE WATER MAIN

PROPOSED WATER MAIN

FUTURE SANITARY

PROPOSED SANITARY

EXISTING WATER MAIN

EXISTING SANITARY

DEVELOPER: GRR CAPITAL FUNDING LLC
183 N MAIN ST, 2ND FLOOR, SUITE 1
PLYMOUTH, MICHIGAN 48170

DEVELOPMENT TYPE: COMMERCIAL

PLAN DATE: DECEMBER 4, 2024



Moore+Bruggink
Consulting Engineers
3020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-6861 mail@moorebruggink.com